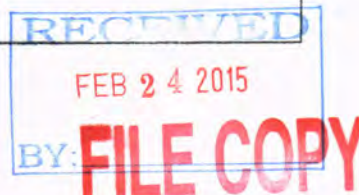


SITE PLAN APPLICATION

PROPERTY DESCRIPTION:	
General Property Location (street name and block number or nearest cross street): <u>2221 Regal Parkway, Euless, Texas 76040</u>	
Current Legal Description (abstract and tract number or subdivision, lot, and block): <u>Lot 3, Block D International Regional Industrial Complex, an addition to the City of Euless, Tarrant County Texas according to the plat recorded in Volume 388-153, Page 2, Plat Records, Tarrant County, Texas</u>	
Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district): <u>+2 Heavy Industrial</u>	
USE/CONDITIONS/PARKING:	
Proposed Use: <u>Fabricated Metals Production Addition</u> SIC Code: _____	
Special Conditions Applicable to the Use: (Indicate the letter of any "Special Conditions" in UDC Table 4-A that apply to the use(s): <u>None</u>	
Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s): <u>12</u>	
PROPOSED BUILDING STATISTICS:	
Lot Area <u>86,053 SF = 1.98 Acre</u>	
Lot Width at Building Line for each Street Frontage <u>284.05'</u>	
Proposed Building Setbacks:	
Front: <u>49'</u>	Rear: <u>27'</u> Side (left): <u>44'</u> Side (right): <u>N/A</u>
Gross Building Floor Area	<u>19,292 SF</u>
Height in Feet to Highest Point	<u>19.83'</u>
Number of Floors	<u>One</u>
Exterior Masonry Façade (exclusive of doors and windows):	
Front Elevation:	Brick <u>0</u> % / Stucco <u>0</u> % / Other <u>100</u> %
Left Side Elevation:	Brick <u>N/A</u> % / Stucco <u>N/A</u> % / Other <u>N/A</u> %
Right Side Elevation:	Brick <u>0</u> % / Stucco <u>0</u> % / Other <u>100</u> %
Rear Elevation:	Brick <u>0</u> % / Stucco <u>0</u> % / Other <u>100</u> %
OFF STREET PARKING: (UDC 84-200 and 84-202)	
Total Spaces Required / Provided	<u>25/31</u>
Number of Handicapped Spaces	<u>2 - existing</u>
Number of Loading Bays Provided	<u>2 - new</u>



DRIVEWAYS: (UDC 84-202 through 84-210)			
Number proposed per street	3 (total - 2 new, 1 existing)		
Clearance from nearest street intersections	305'		
Clearance between existing and proposed driveways	69.75'		
Width of each driveway	50' (existing); 34' & 24'		
Curb Radii for each driveway	5' to 6'		
Distance between property line and first parking space	24.83'		
SIGN & STREET GRAPHICS: (UDC 84-230 through 84-302)			
Proposed Pole/Ground Signs:			
Street Name	N/A	Front Setback	N/A
		Side Setback	N/A
Overall Height	N/A	Sign Area	N/A
Proposed Wall Signs:			
Street the sign faces	N/A	Sign Area	N/A
LANDSCAPING: (UDC Article VII)			
Land Area of Street Yard	11,137 SF		
	<u>Street Yard</u>	<u>Non Street Yard</u>	
Number of parking spaces provided	13	18	
Square feet of landscaped area	1771	0	
Square feet of landscape islands in parking lot	0	0	
Number of large trees existing / proposed	13	0	
Number of ornamental trees proposed	6	0	
Number of shrubs proposed	32	0	
Square feet of ground cover proposed	0	0	
SIGNATURES:			
Applicant (please print) <u>Lynnette Payne</u>		Owner: <u>Smith Harvester Realty, LLC</u>	
Address: <u>1547 N Hwy 77, Ft. Worth TX 76101</u>		Address: <u>2221 Regal Parkway, Euless, TX 76040</u>	
Phone: <u>972-365-0393</u>		Phone: <u>817-267-6750</u>	
Fax: <u>972-499-9546</u>		Fax: <u>817-267-6787</u>	
Email: <u>lynnette@stegmeier.com</u>		Email: <u>gsmith@finelineproduction.com</u>	
Signature: <u>Lynnette M Payne</u>		Signature: <u>Adam Smith</u>	
OFFICE USE ONLY:			
Fee Paid:	Received By:	Date Received:	Case Number:
<u>\$300</u>	<u>Alia</u>	<u>2/24/15</u>	<u>15-02-SP</u>
<u>Check</u>			<u>15-40000002</u>